

Airport Commission

Kirk A. Martin, Chair
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John Clark
Chris Colbert
William Gilbert
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Santa Barbara City Council Liaison
Councilmember Frank Hotchkiss

City of Goleta Liaison
Councilmember Roger Aceves

CITY OF SANTA BARBARA

AIRPORT COMMISSION

March 16, 2011

7:00 pm

AGENDA



Airport Staff

Karen Ramsdell
Airport Director
Hazel Johns
Assistant Airport Director
Tracy Lincoln
Airport Operations Manager
Rebecca Fribley
Sr. Property Management Specialist
Terri Gibson
Marketing Coordinator
Mabel Shatavsky
Airport Commission Secretary

ORDER OF BUSINESS: The regular Airport Commission meeting begins at 7:00 p.m. in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

PUBLIC COMMENT: At the beginning of the meeting, any member of the public may address the Airport Commission on any subject matter within the jurisdiction of the Airport Commission that is **not** on the Commission's agenda. The total time for public comment is fifteen (15) minutes. If you wish to address the Commission under this item, please complete and deliver to the Airport Director **before the meeting is convened**, a "Request to Speak" form including a description of the subject you wish to address.

REQUEST TO SPEAK: A member of the public may address the Airport Commission regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Commission.

REPORTS: Copies of reports relating to agenda items are available for review in the Airport Administration office, or the City of Santa Barbara's web site: <http://www.SantaBarbaraCA.gov>. Materials related to an item on this agenda submitted to the Airport Commission after distribution of the agenda packet are available for public inspection in the Airport Administration office located at 601 Firestone Road, Santa Barbara, CA 93117, during business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Administration office at 967-7111. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CELLULAR PHONES AND PAGERS: Please turn off cellular phones and pagers or set them to silent mode prior to the start of the meeting. Thank you.

CALL TO ORDER

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

1. Any member of the public may address the Airport Commission on any subject within the jurisdiction of the Commission that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes.

NOTICES

2. That the Lease Review Sub Committee meeting scheduled for Thursday, March 3 was cancelled.
3. That the Ordinance Sub Committee met on Tuesday, March 8, at 10:30 am in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.
4. That on Friday, March 11, 2011 at 5:00 p.m., the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

MINUTES

5. SUBJECT: MINUTES

RECOMMENDATION: That Commission waive the reading and approve the minutes of the meeting of Wednesday, February 16, 2011.

CONSENT CALENDAR

6. SUBJECT: LEASE AGREEMENT – EASY LIFT TRANSPORTATION

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Easy Lift Transportation, a California Non-Profit Corporation, for 1,584 square feet of office space in Building 304 and 15 parking spaces, at 53 Gerald Cass Place, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$3,277.

7. SUBJECT: LEASE AGREEMENT – PINOLI'S REFRIGERATION COMPANY, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a term Lease Agreement with Pinoli's Refrigeration Company, Inc., a California Corporation, for 1,744 square feet of office and storage space in Building 304, at 53 Gerald Cass Place, at the Santa Barbara Airport, commencing April 1, 2011 and ending July 31, 2013, for a monthly rental of \$1,891.

8. SUBJECT: LEASE AGREEMENT – DOUG BLACK MASONRY

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Doug Black Masonry, a Sole Proprietorship, for 5,159 square feet of unpaved land, at 125 Frederick Lopez Road, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$867.

9. SUBJECT: LEASE AGREEMENT – CABLE COM OF CALIFORNIA, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Cable Com of California, Inc., a Delaware Corporation, for 1,600 square feet of Building 115, at 6160-C Wallace Becknell Road, and 9,750 square feet of unpaved land at 6165 Francis Botello Road, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$3,173.

10. SUBJECT: LEASE AGREEMENT – ACCURATE AVIATION GROUP, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Accurate Aviation Group, Inc., a California Corporation, for 126 square feet of storage space in Building 122, at 302 William Moffett Place, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$88.20, exclusive of utilities.

11. SUBJECT: LEASE AGREEMENT – INDIAN ORCHARD TRUCKING, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Indian Orchard Trucking, Inc., a California Corporation, for 9,000 square feet of unpaved land, at 150 Arthur Mollenhauer Road, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$1,260.

12. SUBJECT: LEASE AGREEMENT – BEACHSIDE ASSOCIATES, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Beachside Associates, Inc., a California Corporation, for 1,053 square feet of shop space in Building 314, at 101-C Dean Arnold Place, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$1,339, exclusive of utilities

13. SUBJECT: FEBRUARY 2011 PROPERTY MANAGEMENT REPORT

RECOMMENDATION: That Airport Commission receive the Airport Property Management Report.

LIAISON REPORTS

ADMINISTRATIVE REPORTS

14. SUBJECT: AIRPORT MARKETING PROGRAM

RECOMMENDATION: That Commission receive an oral report on the Airport's Marketing Program – Marketing Coordinator Terri Gibson

15. SUBJECT: FISCAL YEAR 2012 AIRPORT DEPARTMENT OPERATING BUDGET

RECOMMENDATION: That Airport Commission review and recommend approval of the Airport Department Fiscal Year 2012 Operating Budget – Assistant Director Hazel Johns

16. SUBJECT: RENTAL CAR CONCESSION AGREEMENTS

RECOMMENDATION: That Airport Commission approve and authorize the Airport Director to execute four five-year Rental Car Concession Agreements for the management of a rental car business at the Airline Terminal at 500 Fowler Road and the Quick Turn-Around Facility (QTA) at 25 David Love Place, at the Santa Barbara Airport, effective June 7, 2011 or the date of beneficial occupancy, whichever occurs first, with:

A. Avis Budget Car Rental, LLC, a Delaware Corporation, representing Avis Rent A Car System, LLC, and Budget Rent A Car System, Inc., for an annual minimum guarantee of \$465,000 or 10% of gross receipts, whichever is greater;

B. Enterprise Rent-A-Car Company of Los Angeles, LLC, a Nevada Corporation, representing Enterprise Rent-A-Car, and National Car Rental, for an annual minimum guarantee of \$464,016.00 or 10% of gross receipts, whichever is greater;

C. The Hertz Corporation, a Delaware Corporation, representing Hertz and Hertz Advantage, for an annual minimum guarantee of \$425,000.00 or 10% of gross receipts, whichever is greater; and

D. Enterprise Rent-A-Car Company of Los Angeles, LLC, a Nevada Corporation, representing Alamo Rent A Car a Delaware Corporation, for an annual minimum guarantee of \$101,004 or 10% of gross receipts, whichever is greater.

DIRECTOR'S REPORT

17. A. Airport Operations
- Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
1. Air Service
 2. Communications Program
 3. Master Plan RFQ
 4. Property Management
 5. Airline Terminal Public Arts Program
 6. Airline Terminal Grand Opening Events
- C. Capital Projects
1. Airport Terminal Improvement Project
- D. Council Actions

ADJOURNMENT